



DEPARTMENT OF PLANNING AND BUILDING

Monthly Activity Report

June 2009

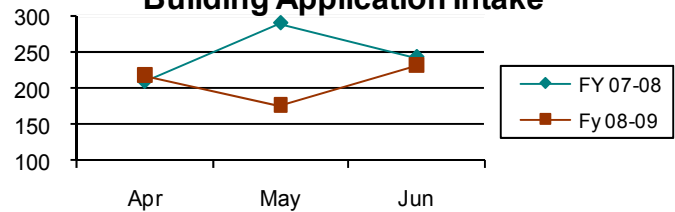
Monthly statistics at a glance

Building Permit Activity

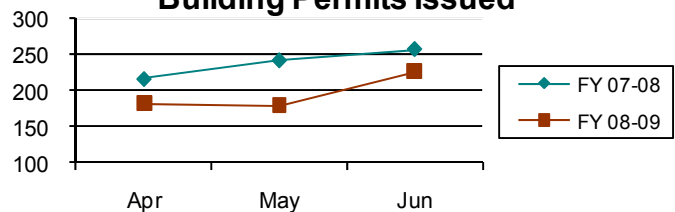
At the end of the 08-09 fiscal year, overall, the number of new applications decreased from fiscal year 07-08. This is a clear reflection of the overall housing and development market. In addition, over the past fiscal year, issued permits, overall valuation and finalized permits are also substantially lower than the previous fiscal year.

Looking ahead to the next fiscal year (FY09-10), this downward trend is expected to flatten out. Permits for alterations and additions to both Residential and Commercial projects are continuing to be requested.

Building Application Intake



Building Permits Issued

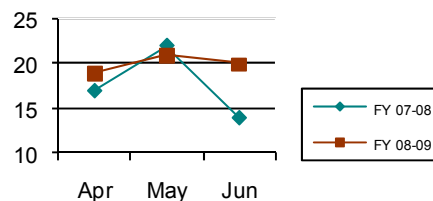


Land Use Permit Activity

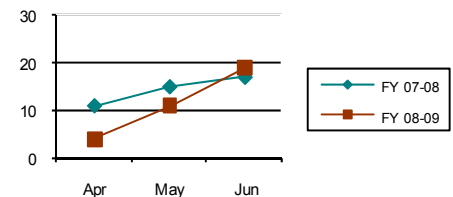
New applications for land use and land division permits have also seen a significant decrease over fiscal year 08-09. Land division applications have seen a larger decrease over the past year, as compared to land use permit applications.

In general, although land use and land division applications have seen a slow-down, this decrease is somewhat less than what we have seen in construction activity. Land use and land division applications are typically required prior to construction. It may be that applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

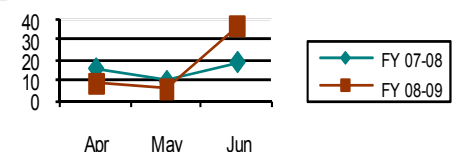
Environmental Documents Issued



Subdivision Application Intake



Land-use Application Intake



June 2009

Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	36	50	272 (272 DU*)	407 (DU)	(33%)
Multi-Family	0	2	17 (63 DU)	29 (152 DU)	(41%)
Commercial/Public	8	6	72 (7 DUMU)	100 (7 DUMU)	(28%)
Residential Adds/Alts	39	47	450	611	(26%)
Commercial Adds/Alts	7	13	128	105	22%
Grading	9	9	87	102	(15%)
Demolitions	10	10	102 (65 DU)	120 (114 DU)	(15%)
Miscellaneous	118	120	1,133	1,160	(2%)
TOTAL PERMITS ISSUED	227	257	2,261	2,634	(14%)
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	12,288,099	10,963,775	60,089,702	85,612,636	(30%)
Multi-Family	0	497,703	8,139,849	17,531,880	(54%)
Commercial/Public	1,370,907	8,477,969	30,529,292	34,891,841	(12%)
Residential Adds/Alts	2,253,018	1,383,151	13,952,008	17,550,801	(20%)
Commercial Adds/Alts	107,896	408,992	8,253,346	5,840,649	41%
Demolitions	58,925	39,410	844,972	152,421	400%
Miscellaneous	3,643,125	1,402,112	38,349,482	12,342,494	200%
TOTAL VALUATION	19,721,970	23,173,112	160,158,651	173,922,722	(8%)
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	19	19	180 (180 DU)	504 (DU)	(64)%
Multi-Family	0	1	13 (4 DU)	18 (228 DU)	(27%)
Commercial/Public	7	9	82 (2 DUMU)	121(42 DUMU)	(32%)
Residential Adds/Alts	53	53	518	646	(20%)
Commercial Adds/Alts	6	12	116	126	(8%)
Demolitions	9	14	102 (61 DU)	140 (123 DU)	(27%)
Grading	8	7	89	139	(36%)
Miscellaneous	130	128	1,224	1,344	(9%)
TOTAL APPLICATION INTAKE	232	243	2,324	3,041	(24)%
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	34	52	519 (DU)	741 (DU)	(29%)
Multi-Family	1	4	24 (69 DU)	29 (82 DU)	(17%)
Commercial/Public	16	9	107 (13 DUMU)	106 (7 DUMU)	1%
Residential Adds/Alts	54	63	579	722	(20%)
Commercial Adds/Alts	16	13	153	116	32%
Demolitions	7	12	111 (70 DU)	123 (91 DU)	(9%)
Grading	8	22	149	209	(28%)
Miscellaneous	106	137	1,310	1,649	(20%)
TOTAL PERMITS FINAL	242	312	2,952	3,595	(17%)

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Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Appointments	54	41	639	786	(19%)
Walk-In Clients	1,472	1,114	13,996	15,474	(10%)
Letters, Emails, Etc	331	412	3,976	4,754	(16%)
Pre-Application Meetings	4	8	62	130	(52%)
Public Information Phone Calls Returned	695	658	7,562	7,740	(2%)

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
GIS Inter-Active Website	113	270	141	122	15%

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Number of Inspection Stops	1,152	1,532	15,189	19,368	(22)
Number of Plan Checks Completed	568	509	5,423	5,672	(4%)
Automated Inspection Scheduling	903	1,147	11,009	15,178	(27%)
Average Processing Time	4 weeks	7 weeks	5 weeks	7 weeks	(32%)
Fast Track to First Review	10 days	14 days	11 days	14 days	(23%)

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Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	5	2	99	102	(3%)
Exemptions (Categorical and General Rule)	15	12	111	152	(27%)
County Projects:					
Negative Declarations/Mitigated Negative Declarations	0	0	6	19	(68%)
Exemptions (Categorical and General Rule)	0	0	2	5	(60%)
EIR's in process	31	NA*	31	NA*	NA*

Appeals Received

	This Month	Same Month Last Year	F/& 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Negative Declaration	0	2	12	24	(50%)
Planning Commission Decisions	0	3	10	12	(17%)
Subdivision Review Board Decisions	0	0	4	3	33%
Hearing Officer Decisions (PDH)	1	0	8	5	60%

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Cases Initiated	NA	57	443	158	NA
Cases Closed	NA	44	320	120	NA
Average Time to Resolve	NA	157	125 days	132 days	NA
% of Proactive Cases	NA	17%	55%	9%	NA
Vehicles Towed	NA	9	25	18	NA
Vehicle Inspections	NA	0	123	49	NA
Notice of Violation	21	29	131	213	(38%)

* NA = Not Available

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Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Ag Preserves	0	7	0	13	(100%)
General Plan/Ordinance Amendments	0	1	4	4	0%
LAFCo Referrals	0	0	1	0	100%
Conditional Use Permits/Development Plans	5	3	32	25	28%
Minor Use Permits	8	12	113	141	(20%)
Variances	0	2	1	5	(80%)
Site Plans	0	1	4	1	300%
Curb, Gutter & Sidewalk Waivers	0	1	5	5	0%
Grading Permits (for Environmental Review)	4	3	37	84	(56%)
Tract Maps	0	0	2	9	(78)%
Tract Maps/Conditional Use Permits/Development Plans	0	1	7	6	(17%)
Parcel Maps	3	2	14	18	(22%)
Parcel Maps/Conditional Use Permits/Development Plans	0	1	2	3	(33%)
Receiving Site/Map	0	0	1	2	(50%)
Lot Line Adjustment	6	5	22	38	(42)%
Road Exception Request	0	0	0	0	0%
Public Lots	0	0	2	3	(33%)
Certificates of Compliance/Conditional Certs	4	1	15	26	(42%)
Voluntary Mergers	6	7	37	94	671%)
Road Naming	1	2	8	17	(53%)
Road Abandonment	0	0	2	2	0%
TOTAL NEW APPLICATIONS	37	49	309	496	(38%)

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Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Board of Supervisors — Total	13	11	195	186	5%
General Plan/Ordinance Amendments	2	3	42	33	27%
Agricultural Preserves	0	0	32	15	113%
Appeals	1	3	40	37	8%
Other Items	4	0	30	19	58%
Consent Items	6	5	51	82	(38%)
Planning Commission — Total	7	19	123	169	(27%)
Conditional Use Permit/Dev Plans	4	10	39	36	8%
Minor Use Permits	0	0	1	1	0%
Variances	0	0	6	7	(14%)
Tract Maps	2	5	20	15	33%
General Plan/Ordinance Amendments	1	0	10	35	(71%)
Appeal	0	0	6	4	33%
Consent Items (time ext, GP conformity re- ports, AG Preserves)	0	4	41	71	(42%)
Subdivision Review Board — Total	6	6	52	104	(50%)
Parcel Maps	2	2	18	35	(49%)
Lot Line Adjustments—Coastal	2	1	13	9	44%
Conditional Certificates	2	0	6	7	(14%)
Consent Items (time ext, public lots)	0	3	15	53	(72%)
Planning Department Hearings — Total	25	14	142	178	(20%)
Minor Use Permits:					
Residential Single Family	2	1	16	30	(47%)
Residential Additions	6	1	34	28	21%
Residential Multi Family	0	2	0	4	(100%)
Commercial/Industrial/Office	0	1	8	21	(62%)
Miscellaneous	12	7	56	56	0%
Road Names	1	0	4	10	(60%)
Lot Line Adjustments—Inland	3	2	21	27	(22%)
Appeal of Admin Fine	1	0	3	2	(50%)
Airport Land Use Commission — Total	0	2	11	8	38%
Projects Reviews	0	2	11	8	38%
TOTAL ALL PROJECTS	51	52	523	645	(19%)